



28 Langley View, Chulmleigh, EX18 7BQ
£750 PCM

A modern FIRST FLOOR FLAT situated in a quiet cul-de-sac of similar properties on the outskirts of Chulmleigh offering well appointed TWO BEDROOM UNFURNISHED ACCOMMODATION with an Open-Plan Kitchen Living Area and a modern Bathroom, benefitting from double glazing and electric heating.

Access to a small, shared (unsecured) garden. Parking for one car in a communal parking area.
Available from 4th September 2026. Viewings to start 2nd September 2026.

SITUATION

Chulmleigh is a small but busy town set in the heart of rural Devon. It is the centre for an active and friendly community and offers a good range of local shops including a bakery, dairy, newsagents, hardware store etc, along with both a primary and secondary school/community college, health centre, Post Office, bank, church, library, three public houses and a short 18 hole golf course. The market town of South Molton to the north and Crediton to the south both offer a more comprehensive range of facilities and the local railway station at Eggesford, 2 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can be easily accessed at South Molton.

DESCRIPTION

28 Langley View is an attractively presented semi-detached modern village flat offering well laid out two bedroom unfurnished accommodation, situated in a convenient but quiet location near the centre of Chulmleigh. The flat benefits from all the usual modern day refinements including a well appointed Kitchen with stainless steel cooker, a modern Bathroom suite, uPVC double glazed window and door units throughout along with electric night storage heating and wall panels. There is access to a small (unsecured) communal garden, plus one (unallocated) car parking space in a shared parking area.

ENTRANCE

From the quiet cul-de-sac, a Front Door opens into a Shared Entrance Hall with stairs to the Front Door of the Flat.

FLAT ENTRANCE HALL

with doors off to all rooms, ceiling lights, smoke alarm. On one side there is an Airing Cupboard housing the pressurised hot water cylinder with electric immersion heater.

OPEN PLAN LIVING AREA WITH KITCHEN

21'10" x 9'11" (6.65 x 3.02)

with a window to the front overlooking the cul-de-sac, four inset ceiling spotlights, TV and telephone point. Kitchen Area with a range of matching modern fitted units to two sides under a granite effect roll-top work surface with tiled splash backs, space and plumbing for a washer/dryer and a dishwasher, a stainless steel single oven and grill with matching inset four ring ceramic hob and extractor hood over, set between a range of matching wall units. On one side there is a twin bowl inset stainless steel sink unit with mixer tap set below a window to the side with tiled sill. The room is finished with a night storage heater, space and point for a fridge, electric cooker point and four inset ceiling spot lights.

BEDROOM 1 12'11" x 9'10" (3.94 x 3)

A good sized double bedroom with window overlooking the cul-de-sac, inset ceiling spotlights, TV and telephone points and wall panel heater.

BEDROOM 2 9'10" x 8'9" (3 x 2.67)

Another double bedroom with window overlooking the quiet cul-de-sac, inset ceiling spot lights and electric panel heater.

BATHROOM

with half tiled walls and fitted with a matching white suite comprising a panel bath with tiled splashbacks, stainless steel mixer tap, 'Hydromax' electric shower over and glazed shower screen to one side; low level WC and a wall mounted wash hand basin built into a vanity unit with a storage cupboard below and storage shelf to both sides. Obscure glazed window to one side with tiled sill, wall mounted fan heater, large wall mounted mirror, extractor fan, and inset ceiling spot lights.

SERVICES & COUNCIL TAX

Mains electricity, mains water and mains drainage (Metered).

Telephone subject to BT regulations (not currently connected).

Council Tax Band B - £2,003.59p.a. for 2026/2027

Broadband - Ultrafast available 1800 Mbps

Mobile Coverage - 4G and data coverage with EE, Vodafone, O2 and Three (mobile and broadband info take from Ofcom checker, please check suitability/connections with your own provider).

All services to be paid for by the tenant in addition to the rent for the property

* PLEASE NOTE - this is a first floor flat with a communal (unsecured) outside area, so the property may not be suitable for young children and pets.

INITIAL COSTS

Rent ~ £750 per calendar month

Deposit - £865 protected by MyDeposits (Insured Scheme)

By law from 01.05.26 we cannot accept more than one month's rent in advance (even if an applicant offers more), and we will ask for this to be paid once a tenancy agreement has been completed. We can however ask for the Deposit to be paid prior to signing and in some cases we may request this.

The property will be let on a 12 month Assured Periodic Tenancy. Tenants can end the tenancy at any point by giving two months' written notice, so the tenancy ends at either the start (the rent due date) or end of a rental period (the day before the rent is due).

HOW TO APPLY

Please ask us for an application form. All intended occupants/tenants for the property aged 18+ must complete a form and provide valid proof of name and address I.D. for us to carry out legally required Anti-Money Laundering and Right to Rent Checks.

If the Landlord approves your application(s), your details (and any guarantors details, where applicable) will be passed to a third party referencing company called Let Alliance for full financial referencing which includes checking credit ratings and obtaining proof of income/references from your current employer and current/previous landlords.

All applications are subject to landlord approval, I.D. and Right to Rent checks, successful referencing and contract.

VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have regarding the property, before travelling.

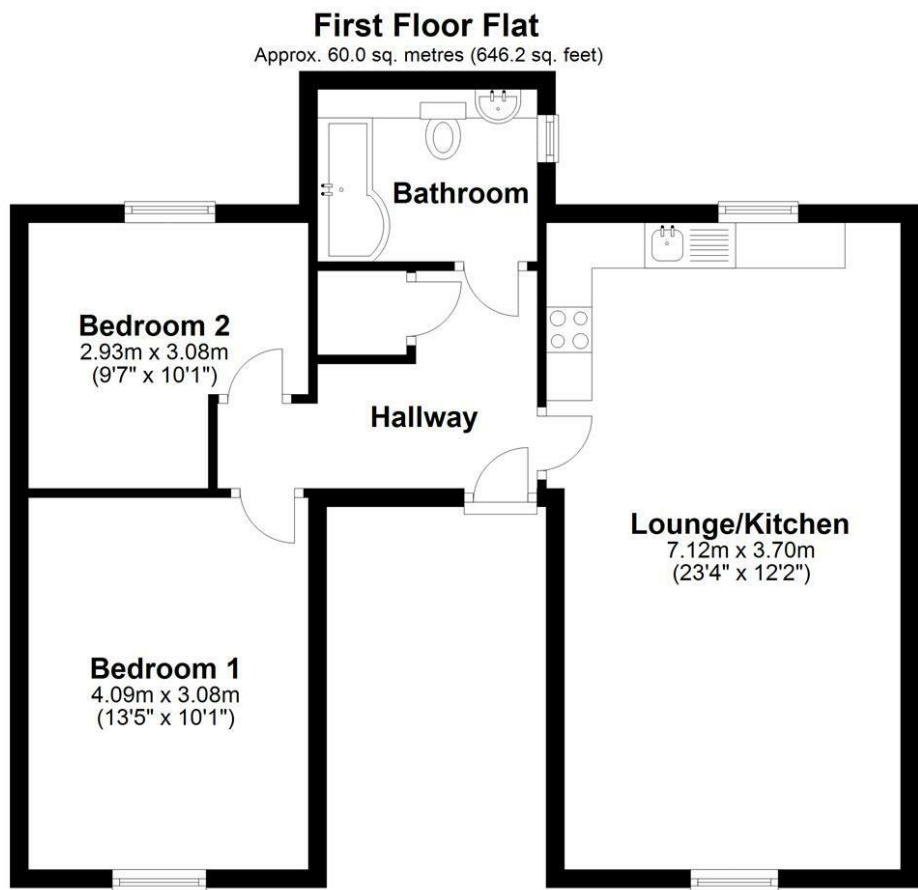
For sat nav purposes - please use the property address and postcode.

What3words - ///gains.recapture.same

DISCLAIMER

Please be aware (1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk. (2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers to contact us with any queries about the property either prior to or after viewing. (3) All measurements, photos, and distances mentioned are approximate. (4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order. (5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

Floor Plan



Total area: approx. 60.0 sq. metres (646.2 sq. feet)

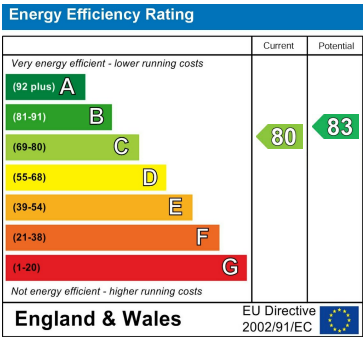
Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

28 Langley View

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.